

GIS REGISTRY INFORMATION

SITE NAME:	Mossman Property			FID #	
BRRTS #:	03-67-189237			(if appropriate):	
COMMERCE # (if appropriate):	53095-4633-85				
CLOSURE DATE:	March 3, 2005				
STREET ADDRESS:	885 S Main St				
CITY:	West Bend				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):		X =	667300	Y =	327847
CONTAMINATED MEDIA:	Groundwater		Soil	x	Both
OFF-SOURCE GW CONTAMINATION >ES:	Yes		No		x
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):		X =		Y =	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):		Yes		No	x
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):		X =		Y =	
CONTAMINATION IN RIGHT OF WAY:		Yes		No	x
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					X
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					
County Parcel ID number, if used for county, for all affected properties					X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					
GW: Table of water level elevations, with sampling dates, and free product noted if present					
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					
RP certified statement that legal descriptions are complete and accurate.					X
Copies of off-source notification letters (if applicable)					
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Mary P. Burke, Secretary

March 3, 2005

Ms. Cheri Mossman
529 West Tamarack Drive
West Bend, WI 53095

RE: Final Closure

Commerce # 53095-4633-85 WDNR BRRS # 03-67-189237
Mossman Property, 885 South Main Street, West Bend

Dear Ms. Mossman:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of petroleum contamination at the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,

A handwritten signature in blue ink that reads "Monica L. Weis". The signature is written in a cursive, flowing style.

Monica L. Weis
Hydrogeologist
Site Review Section

cc: Mr. Mark Love, Shaw Environmental, Inc.
Case File

Map created Wed Mar 09 14:55:17 CST 2005

Legend

- Closed Remediation Sites
- Groundwater
 - Soil
 - Groundwater and Soil
 - Offsource Contamination
 - County Boundary
 - 24K Open Water
 - Municipalities



Scale: 1:2,391

DO NOT USE FOR NAVIGATION

STATE BAR OF WISCONSIN FORM 1 - 1998
WARRANTY DEED

Document Number

DOC#: 963647



Recorded
DEC. 16, 2002 AT 03:20PM
DOROTHY C. GONNERING
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Fee Amount: \$13.00
Fee Exempt 77.25-(15S)

This Deed, made between CHERI L. MOSSMAN

and MOSSMAN REALTY, LLC

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Washington County, State of Wisconsin (the "Property"):

Recording Area

Name and Return Address

Schloemer Law Office 13-2
Atty. James A. Spella
P. O. Box 176
West Bend, WI 53095

1119.242.0018

Parcel Identification Number (PIN)

This is not homestead property.
~~is~~ (is not)

SEE FULL LEGAL DESCRIPTION ON ATTACHED EXHIBIT A

Exempt under Sec. 77.25(15s), Wis. Stats.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of transfer.

Dated this 25th day of November, 2002

(SEAL)

Cheri L. Mossman (SEAL)

• Cheri L. Mossman

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) of Cheri L. Mossman

authenticated this 25th day of November, 2002

• James A. Spella

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

ATTY. JAMES A. SPELLA

WEST BEND, WI 53095

A-12427

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

State of Wisconsin,

County

ss.

Personally came before me this _____ day of _____, the above named

_____ to
me known to be the person _____ who executed the foregoing
instrument and acknowledge the same.

Notary Public, State of Wisconsin

My commission is permanent. (If not, state expiration date: _____.)

* Names of persons signing in any capacity must be typed or printed below their signature.

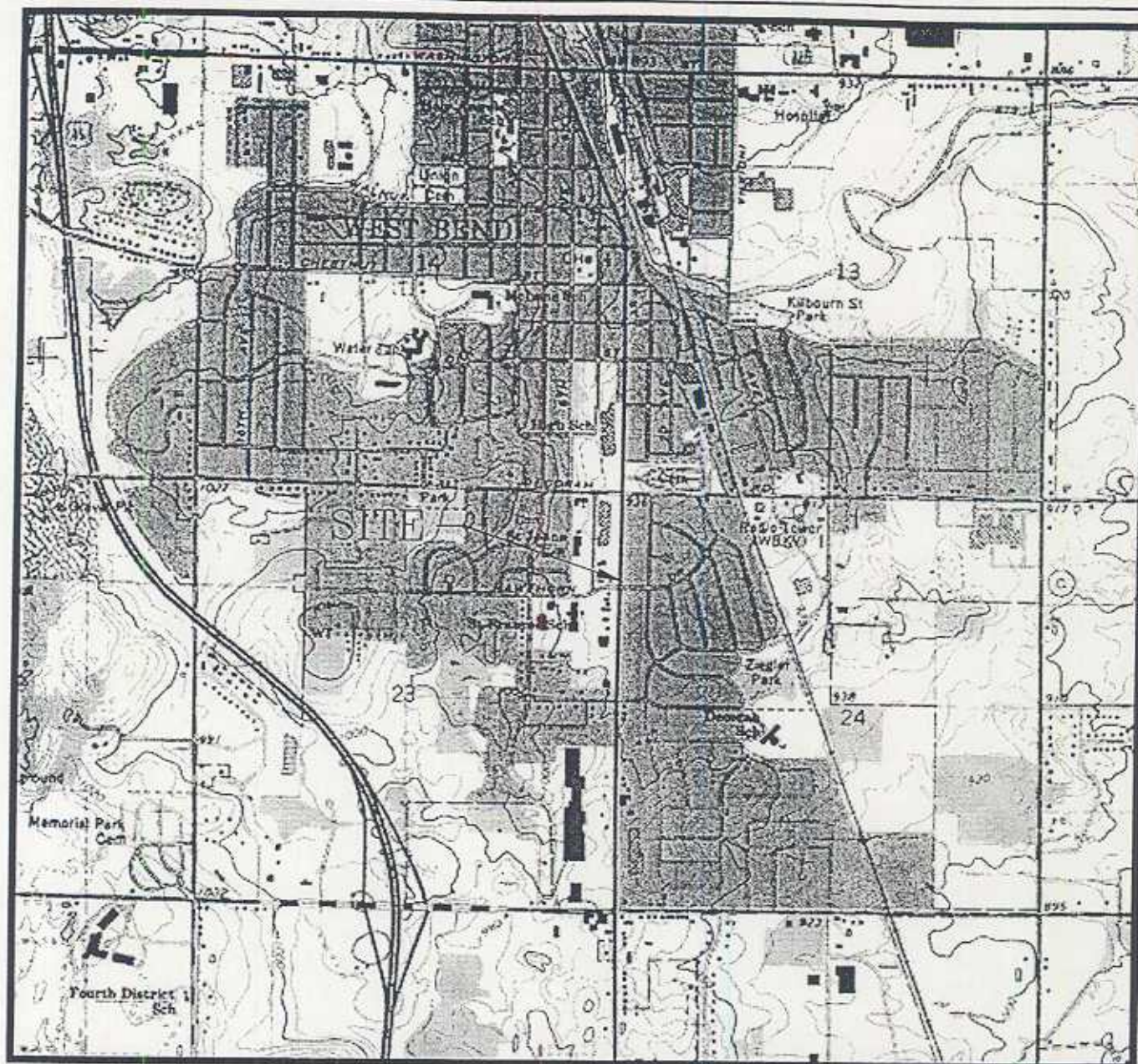
GRANTOR: CHERI L. MOSSMAN
GRANTEE: MOSSMAN REALTY, LLC

Exhibit A

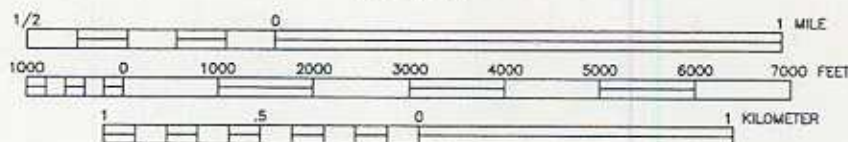
That part of the Northwest one-quarter (1/4) of the Northwest one-quarter (1/4) of Section Twenty-four (24), Township Eleven (11) North, Range Nineteen (19) East, described as follows, viz:

Commencing at an iron stake on the North line of Hawthorn Drive, approximately 160.00 feet Westerly of a concrete monument which is located at the Southwest corner of Lot 13, Block 1, Decorah Lawns, a subdivision in said Section, said iron stake being on the Easterly line of a parcel of land conveyed to Washington County for highway purposes, which point is the intersection of the North right-of-way line of Hawthorne Drive and the East right-of-way line of Fourth Avenue, West Bend, Wisconsin and which point is the beginning of this description; thence Easterly along the North line of Hawthorn Drive, 83.50 feet; thence Northerly parallel to the rear lot lines of Lots 12 and 13 Block 1 of said Decorah Lawns, 130 feet; thence Westerly parallel to the North line of Hawthorn Drive, 83.50 feet to the Easterly line of said parcel of land conveyed to Washington County for highway purposes; thence Southerly along the Easterly line of the parcel conveyed to Washington County for highway purposes, 130 feet to the place of beginning.

Tax Key 1641 A (1119.242.0018)



SCALE
1:24000



CONTOUR INTERVAL 10 FEET

(USGS 1959 [1994])
WEST BEND QUADRANGLE



LOCATION



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

2835 North Grandview Blvd.
Pewaukee, Wisconsin 53072-0090

SITE LOCATION

MAP

CHERJ MOSSMAN PROPERTY SITE
WEST BEND, WISCONSIN

FIGURE NO.

1

DRAWING NO. 9800S9TOPO

DRAWN BY: PJT

09/24/02

CHECKED BY:

APPROVED BY:

REVISIONS:

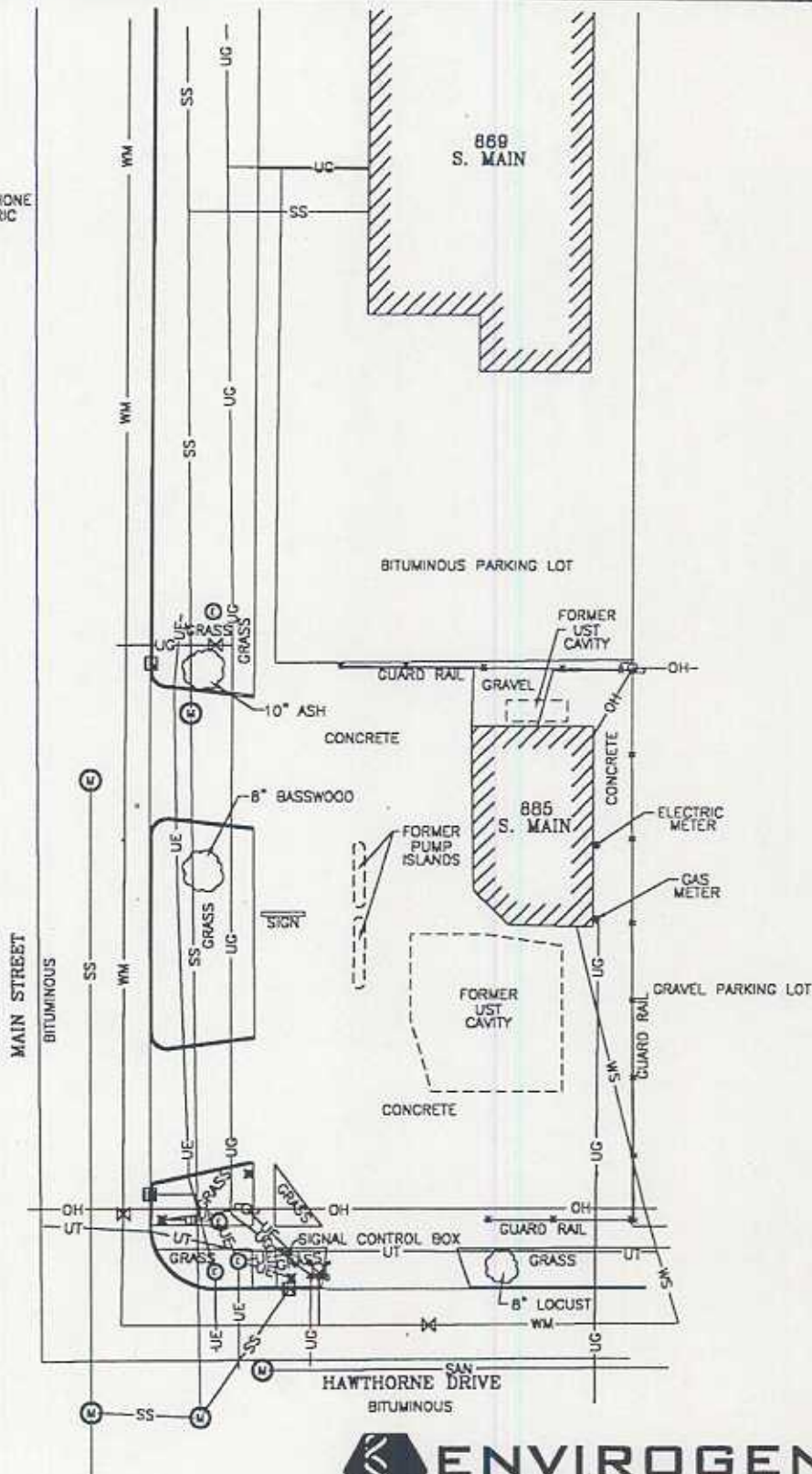
ENGINEER DATE

ENGINEER DATE

DATE

LEGEND

- FIRE HYDRANT
- TRAFFIC SIGNAL
- UTILITY POLE
- WATER/GAS VALVE
- ELECTRIC MANHOLE
- MANHOLE
- INLET
- UG—UNDERGROUND GAS
- UT—UNDERGROUND TELEPHONE
- UE—UNDERGROUND ELECTRIC
- OH—OVERHEAD ELECTRIC
- SAN—SANITARY SEWER
- WM—WATER MAIN
- WS—WATER SERVICE
- SS—STORM SEWER



DRAWING NO.	98.0069L2	DRAWN BY:	KFT	CHECKED BY:		APPROVED BY:		ENGINEER	DATE	ENGINEER	DATE
								REVISIONS:			

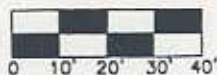


ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

790 Marvella Lane
Green Bay, Wisconsin 54304

SCALE



SITE PLAN VIEW

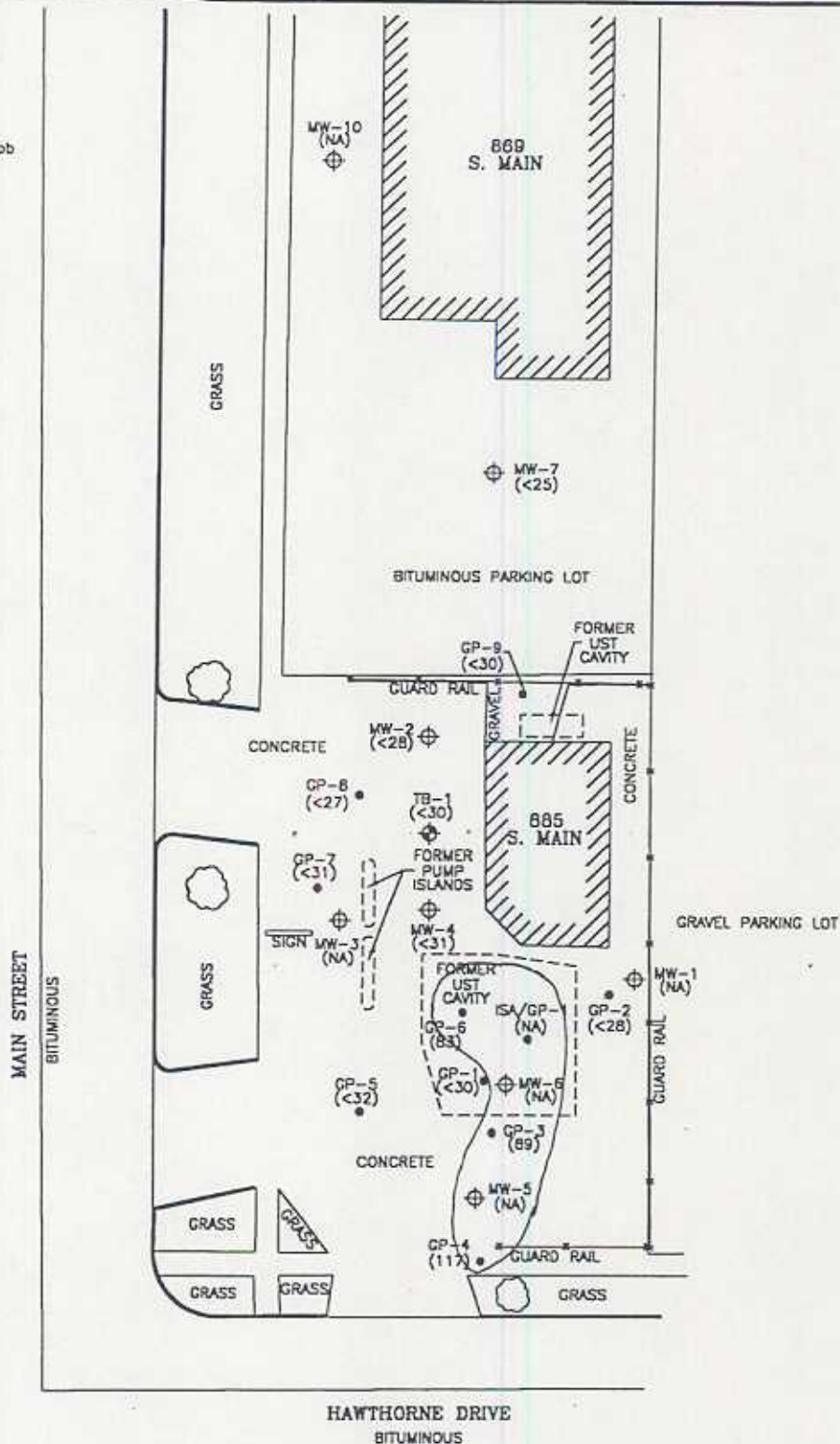
CHERJ MOSSMAN PROPERTY SITE
WEST BEND, WISCONSIN

FIGURE NO.

2

LEGEND

- SOIL BORING
- ⊕ MONITORING WELL
- ⊕ TEST BORING
- () SOIL BENZENE CONCENTRATION IN ppb



ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
10/03/02	KFT
DRAWN BY:	
98.0069L9	
DRAWING NO.	

HAWTHORNE DRIVE
BITUMINOUS

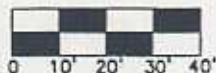


ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

790 Marvella Lane
Green Bay, Wisconsin 54304

SCALE



SOIL BENZENE
DISTRIBUTION
CHERI MOSSMAN PROPERTY SITE
WEST BEND, WISCONSIN

FIGURE NO.

3

TABLE I
Soil Sample PID & Laboratory Analytical Results
Cheri Mossman Property Site
West Bend, Wisconsin

Sample	Date	Sample Depth (feet bls)	PID	DRO (ppm)	GRO (ppm)	Benzene	1,2-DCA	Ethyl-benzene	MTBE	Naphthalene	Toluene	1,2,4-TMB	1,3,5-TMB	Total Xylenes	Lead (ppm)
ISA/GP-1	4/9/98	7-11	4,500	NA	150	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GP-1	11/25/98	11-13	229	NA	48	<30	<30	865	<30	481	204	3,370	938	4,810	22
GP-2	11/25/98	7-9	<5	NA	<5.2	<26	<26	<26	<26	<26	<26	<26	<26	<36	25
GP-2	11/25/98	9-11	<5	NA	<5.6	<28	<28	<28	<28	<28	<28	<28	<28	<40	21
GP-3	11/25/98	11-13	40	NA	<6.1	89	<30	352	<30	219	<30	559	97	231	22
GP-4	11/25/98	7-9	<5	NA	<5.3	<26	<26	<26	<26	<26	<26	<26	<26	<37	21
GP-4	11/25/98	11-13	33	NA	<5.9	117	<29	304	<29	187	<29	433	96	433	21
GP-5	11/25/98	7-9	<5	NA	<5.5	<28	<28	<28	<28	<28	<28	<28	<28	<39	18
GP-5	11/25/98	15-17	<5	NA	<6.3	<32	<32	<32	<32	<32	<32	<32	<32	<44	40
GP-6	11/25/98	7-9	<5	NA	<5.4	<27	<27	<27	<27	445	<27	<27	<27	<38	18
GP-6	11/25/98	11-13	26	NA	<6.2	83	<31	485	<31	<31	<31	120	<31	<44	24
NR 720 Generic Soil Standard				100	100	5.5	4.9	2,900	NS	NS	1,500	NS	NS	4,100	50

Notes: All results are reported in ppb, unless otherwise noted
 Bold indicates value equals or exceeds the NR720 generic soil standard

bls: Below land surface	MTBE: Methyl t-butyl ether
PID: Photoionization detector	TMB: Trimethylbenzene
DRO: Diesel range organics	NA: Not analyzed
GRO: Gasoline range organics	NS: No standard
DCA: Dichloroethane	

(Continued)

Checked by: _____
 Approved by: _____

TABLE I (Continued)
Soil Sample PID & Laboratory Analytical Results
Cheri Mossman Property Site
West Bend, Wisconsin

Sample	Date	Sample Depth (feet bls)	PID	DRO (ppm)	GRO (ppm)	Benzene	1,2-DCA	Ethyl-benzene	MTBE	Naphthalene	Toluene	1,2,4-TMB	1,3,5-TMB	Total Xylenes	Lead (ppm)
GP-7	11/25/98	7-9	<5	NA	<5.7	<29	<29	<29	<29	<29	<29	<29	<29	<40	14
GP-7	11/25/98	11-13	9.0	NA	<6.1	<31	<31	<31	<31	<31	<31	100	<31	<43	20
GP-8	11/25/98	7-9	<5	NA	<5.4	<27	<27	<27	<27	60	<27	<27	<27	<37	26
GP-8	11/25/98	11-13	<5	NA	<5.3	<27	<27	100	<27	<27	<27	<27	<27	<37	22
GP-9	11/25/98	7-9	<5	NA	<6.0	<30	<30	<30	<30	<30	<30	<30	<30	<42	37
TB-1	12/18/99	10-12	<5	NA	6.2	<30	NA	65	<30	NA	<30	492	204	144	NA
MW-2	12/18/99	10-12	21	NA	<5.6	<28	NA	146	<28	NA	<28	437	146	572	NA
MW-4	12/18/99	10-12	<10	NA	<6.1	<31	NA	110	<31	NA	<31	<31	<31	<92	NA
MW-4	12/18/99	15-17	<5	NA	<6.0	<30	NA	<30	<30	NA	<30	<30	<30	<91	NA
MW-7	4/9/99	7-9	<10	<3.4	<2.6	<25	NA	<25	<25	NA	<25	<25	<25	<50	NA
MW-7	4/9/99	10-12	<10	<4.3	<2.8	<25	NA	<25	<25	NA	<25	<25	<25	<50	NA
NR 720 Generic Soil Standard				100	100	5.5	4.9	2,900	NS	NS	1,500	NS	NS	4,100	50

Notes: All results are reported in ppb, unless otherwise noted

Bold indicates value equals or exceeds the NR720 generic soil standard

bls: Below land surface

PID: Photoionization detector

DRO: Diesel range organics

GRO: Gasoline range organics

DCA: Dichloroethane

MTBE: Methyl t-butyl ether

TMB: Trimethylbenzene

NA: Not analyzed

NS: No standard

Checked by: _____
 Approved by: _____

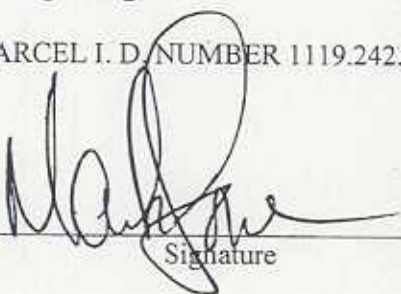
CERTIFICATE OF LEGAL DESCRIPTION

I hereby certify on behalf of Mrs. Cheri Mossman, the responsible party, the legal description provided below is a true and accurate description of the property located at 885 South Main Street, West Bend, Wisconsin.

That part of the Northwest one-quarter of the Northwest one-quarter of Section Twenty-four, Township Eleven North, Range Nineteen East, Described as follows:

Commencing at an iron stake on the north line of Hawthorn drive, approximately 160.00 feet westerly of a concrete monument which is located at the Southwest corner of Lot 13, Block 1, Decorah Lawns, a subdivision in said section, said iron stake being on the Easterly line of a parcel of land conveyed to Washington County for Highway purposes, which point is the intersection of the north right-of-way line of Hawthorne Drive and the East right-of-way line of fourth Avenue, West Bend Wisconsin and which point is the beginning of this description; thence Easterly along the North line of Hawthorn Drive, 83.50 feet; thence Northerly parallel to the rear lot lines of Lots 12 and 13 Block 1 of said Decorah Lawns, 130 feet to the Easterly line of said parcel of land conveyed to Washington County for Highway purposes; thence Southerly along the Easterly line of the parcel conveyed to Washington County for Highway purposes, 130.00 feet to the place of beginning.

PARCEL I. D. NUMBER 1119.242.0018


Signature

10-1-03
Date

GEOGRAPHIC POSTIONING

The Geographic Position of the contaminated site boundary based upon the WTM91 Interactive Map is 667293, 327864.